



April 28, 2022

SITE PLAN REVIEW CRITERIA SUMMARY

APPLICANT: dcb Construction Company, Inc.
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LOCATION: 710 HWY 287
Lafayette, Colorado

LEGAL DESCRIPTION: LOT 2B, CABRINI GARDENS RPT B MINOR

PARCEL: Boulder County # R0514556

ZONE: C-1 – M-1 Regional Business District

ALLOWED USE: Self-Storage - Special Review

PROJECT NAME: HWY 287 Self-Storage Development

Requirements for the Site Plan/architectural review criteria per Lafayette Municipal Code Section 26-16-7.1 and applicant responses are below.

- a. The scale is appropriate to the site and function of the project and/or building.
The building footprint occupies 22,432sf of 1.482 acres (approximately 35% of the lot area), subdivided from a 2.43 acre lot. The number of levels resulting in a total building square footage of 91,644sf is appropriate to the proposed function/use of the building.
- b. The architecture promotes a harmonious transition in scale and character of the proposed building to surrounding land uses.
The building mass conforms with the incremental increase in mass of the neighborhood buildings as they approach Highway 287. The proposed north-south dimension of the storage building is approximately 39% larger than the footprints of the two condominium buildings that are directly next to each other across Cabrini Drive. The approximate increase in footprint from the duplexes to the condominium buildings is a 50% increase in size as well. Supplemental materials are provided for a better understanding of this incremental massing and relativity to the surrounding neighborhood context.
- c. The quality and overall design is compatible with the location and proposed use as demonstrated by building elevations.

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A massing study and contextual studies of the immediately adjacent surrounding neighborhood (existing and proposed/under construction) was done, and the building design is compatible in the incremental increase in footprint/massing sizes as the buildings approach Highway 287. The supplemental studies are included with this submittal as an appendix. The proposed use is compatible with the adjacent uses, as well as complies with the expressed desire from the neighborhood for as little traffic generation as possible. The building elevations and building articulation form a dialogue with the condominium buildings across Cabrini Drive.

- d. Any diverse architectural treatments are integrated into the overall architectural theme in order to avoid a cluttered appearance.

The diverse architectural elements are subtly incorporated into the building elevations and architectural themes, avoiding a cluttered appearance.

- e. The landscape design has been incorporated into the plan and takes into consideration the function and use of open areas and buffering.

The landscape design complies with the landscape requirements of the Municipal code, while creating a year-round buffer for any visual/audio elements produced by the building use and related site traffic.

- f. The overall landscape treatment of exterior spaces enhances the quality of the project and creates usable open areas.

The aforementioned landscape buffer's goal is to not only create a living screen between the building and surrounding residential neighbors, it also will create a pleasant pedestrian experience and provide a dog waste station for the area.

- g. The traffic and pedestrian circulation system, including parking lots, contributes to the orderly and aesthetic quality of the site.

The traffic generated will be concentrated on the west area of the site that serves the leasing office and drive-up units. The pedestrian circulation will connect Cabrini drive to the western part of the site with a simple path.

- h. The screening of service yards, rooftop mechanical equipment and other items which tend to be unsightly has been accomplished through the placement of walls, fences, plantings, or a combination thereof; further, the screening is effective during all seasons of the year.

The rooftop mechanical equipment will be screened with an attractive fence that coordinates with the architectural themes and design of the building. The plantings shown in the landscape plans also screen the transformer as seen from Cabrini drive year-round, and maintain the requirements for clearances.

- i. Monotony of design within a project has been avoided by providing variation of detail, form and siding that provides visual interest.

Several types of materials will be used,

- j. The building materials are suitable to the type of building and design for which they are to be used. The building exteriors have the same materials, or those which contrast in

pleasing ways as to be architecturally harmonious. Metal materials as a primary architectural feature have not been used.

As mentioned, these different material components have been articulated in such a way to help break up the façade but also provides a retail/office aesthetic, creating a visually appealing building that is highly contrary to the traditional appearance self-storage facilities. The building's color and materials work together to also mitigate the perceived mass of the building, with the use of lighter colors at the corners of the building and glazing at the ground level conforming with City design standards.

- k. The materials selected are of a durable quality and offer protection from rot and/or corrosion through the use of commonly accepted maintenance procedures.

The proposed building architecture will incorporate high quality materials consisting of primarily masonry and brick, and architectural metal paneling, with varying, massing, textures, and colors.

- l. For any design in which the structural frame is exposed to view, the structural materials are durable and compatible within themselves and harmonious to their surroundings.

The structure will be wholly contained within the exterior building materials.

- m. Building articulation and rooflines are varied by the use of architectural and site design.

The angled roofs at the east elevation form a dialogue with the roofs of the proposed Silver Creek condominiums across Cabrini Drive, matching them in angle and in height. The building wall articulation at the east elevation will help break up the building mass and conforms with the incremental increase in mass of the neighborhood buildings as they approach Highway 287.

- n. Building components such as windows, doors, eaves and parapets are visually attractive in proportion, scale and relationship to one another in each building.

The proposed building components are proportionately appropriate to the building and architectural forms created by the façade design.

- o. The colors, including accents, are harmonious and compatible.

A natural palette and accents are harmonious and compatible with the relative surroundings. The accent colors as viewed from the highway are a large contributor for attracting new customers, but as the colors approach the neighborhood sides of the building, the palette becomes more neutral. The colors of the interior storage doors and walls visible to the neighborhood will be comprised of neutral tones as well.

- p. The materials used to buffer mechanical equipment, electrical equipment or other utility hardware on the roof, ground or building, are harmonious with the building.

The materials used for buffering are compatible with the surrounding context and architecture of the building.

- q. Exterior lighting, which is a part of the architectural concept, is harmonious with the building design, and does not shine directly on adjacent properties.

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Exterior lighting is harmonious with the building design and the wall parks are a full cutoff fixture.

- r. Service yards, storage yards and exterior work areas are buffered from view from any public street, public pedestrian access or other public way, and from adjacent properties with less intensive uses through the placement of the building or buildings on the site or with the use of screening walls or enclosures constructed with materials that are harmonious to the building to which it is associated.

There are no service/storage/exterior work areas.

- s. Refuse, waste, and recycling collection areas shall be enclosed and screened from view from any public street, public pedestrian access or other public way, and from adjacent properties. The enclosure shall be constructed of materials harmonious to the building to which it is associated. Gates on the enclosure shall be of metal or some other comparable durable material and shall be finished to match the enclosure.

The trash enclosure is comprised of a durable masonry with the same finish color as the building. The gates will be metal and finished to coordinate with the building architectural design.

- t. Drive-up restaurants, and restaurants that include an outdoor eating area, shall develop a litter collection plan and submit such plan as part of the site and architectural plan review. Such plan shall obligate the restaurant operator to keep the area immediately surrounding said restaurant free of restaurant litter.

This requirement is not applicable to this project.

We look forward to hearing Staff's comments and discussing the project further during this submittal process public hearings.

Sincerely,



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